

Bracken End, Woodlea Way, Ampfield, SO51 9DA

PRICE GUIDE: £1,150,000 Freehold No Forward Chain



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Situated on an idyllic old-English no-through road in the highly coveted Parish of Ampfield is this well proportioned detached family residence offered with the benefit of no forward chain. With local amenities in nearby Chandler's Ford, Romsey and Winchester all within easy reach, the property provides countryside style living whilst still being conveniently placed for the areas abundance of facilities. The historic and recently refurbished Potters Heron pub, restaurant and hotel is also just a short stroll away. The property's accommodation briefly comprises of a welcoming entrance hall, cloakroom, study, dining room, split-level reception room/lounge, kitchen/breakfast room, conservatory, utility room, three double bedrooms, an en-suite shower room and a four-piece family bathroom. There is also an attached double garage with electric roller doors. Externally, the property is positioned on a spacious plot of approximately 1/2 an acre with an adjoining parcel of private woodland that measures circa 0.2 of an acre. There is also a detached garage and a shingle driveway providing off road vehicle parking. Coming to the market for the first time in several decades, the property represents an exciting opportunity for any prospective purchasers to put their own stamp onto this impressive family home that boasts ample potential to extend, alter and modernise subject to any of the necessary planning permissions. Internal viewing is therefore strongly advised in order to fully appreciate the size, planning and potential of accommodation on offer.

IMPRESSIVE DETACHED SOUTH FACING FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION

WELCOMING ENTRANCE HALL * CLOAKROOM * STUDY * DINING ROOM

SPLIT-LEVEL LOUNGE * KITCHEN/BREAKFAST ROOM * CONSERVATORY * UTILITY ROOM

GALLERIED LANDING * THREE BEDROOMS * EN-SUITE * BATHROOM * DOUBLE GARAGE

DETACHED GARAGE * SPACIOUS CIRCA 1/2 ACRE GARDENS * CIRCA 0.2 ACRE OF WOODLAND

ENTRANCE HALL: Turning staircase to first floor, front elevation window, and doors to living accommodation.

CLOAKROOM: Close coupled w.c, wall-mounted wash hand basin, single radiator and rear elevation window.

STUDY: 6'11 x 6'0 (2.11 x 1.82) Rear elevation window and single radiator.

LOUNGE: Split-level room with maximum measurements of 21'9 x 18'7 (6.63 x 5.66) Twin aspect front and rear elevation windows, side elevation patio doors, feature central fireplace, two double radiators, single radiator, wiring for wall lights and t.v aerial lead.

DINING ROOM: 16'0 x 12'6 (4.86 x 3.80) Front elevation window, two single radiators, service - -



opening to kitchen and central heating thermostat.

KITCHEN/BREAKFAST ROOM: 21'5 x 9'3 (6.53 x 2.84) Well fitted with a range of base-level, tower and wall-mounted wood-faced units incorporating a stainless steel sink inset in granite work surfaces. Fitted appliances include an electric four-ring hob with tiled splash-back and canopy extractor over, high-level double oven and a dishwasher. There's a double radiator, tiled flooring, spot-lights to ceiling and ample space to accommodate an American style fridge-freezer. Three leaf bi-folding doors open to a conservatory and there is a door off of the kitchen/breakfast area to;

UTILITY ROOM: 8'0 x 7'2 (2.45 x 2.18) Fitted with base-level and wall-mounted units to incorporate a stainless steel sink inset in a mottled work surface and with a ceramic tiled splash-back over. There is space and plumbing for a washing machine and a tumble dryer, tiled flooring, half-glazed door to garden, and a door to;

DOUBLE GARAGE: Split garage measuring 19'5 x 18'3 (5.92 x 5.57) with electric roller doors, light, power and housing a Worcester-Bosch base-level boiler.

CONSERVATORY: 16'1 x 11'1 (4.90 x 3.58) Of brick and upvc double glazed construction with double doors to the garden, tiled flooring and a convection heater.

FIRST FLOOR LANDING: A galleried style landing with a front elevation window, two door storage cupboard, single radiator, hatch to loft and doors to bedrooms and bathroom.

BEDROOM 1: 19'0 x 12'6 (4.26 x 3.81) Twin aspect front and rear elevation windows, two fitted double wardrobes, eaves storage, two single radiators and a door to;

EN-SUITE: 11'11 x 6'3 (4.15 x 3.20) Fully tiled and well appointed with a matching white suite of walk-in shower enclosure, close coupled w.c and wash hand basin inset in vanity cupboard unit with mirror over and a side elevation window.

BEDROOM 2: 14'0 x 12'6 (4.26 x 3.81) Front elevation window, single radiator, eaves storage cupboard and wash basin inset in base-level unit units.

BEDROOM 3: 13'7 x 10'5 (4.15 x 3.20) Rear elevation window, single radiator and eaves storage cupboard.

FAMILY BATHROOM: 10'9 x 5'10 (3.29 x 1.79) Fully tiled and appointed with a matching coloured four-piece suite of bath with mixer taps, shower cubicle, close-coupled w.c and wash hand basin inset in vanity cupboard unit. Single radiator and two rear elevation windows.

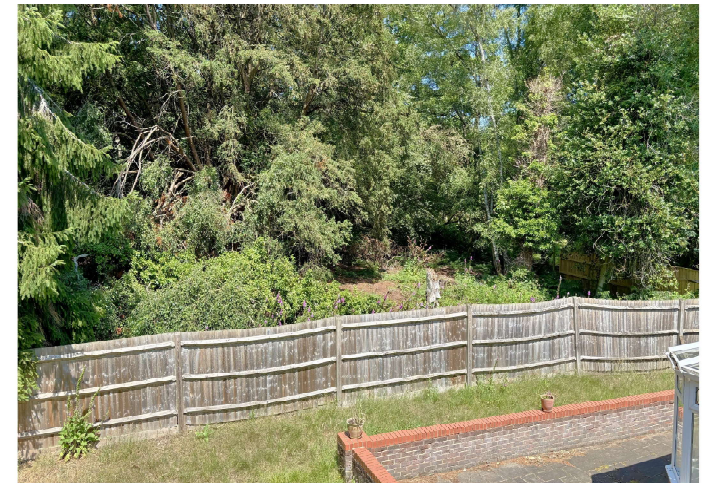
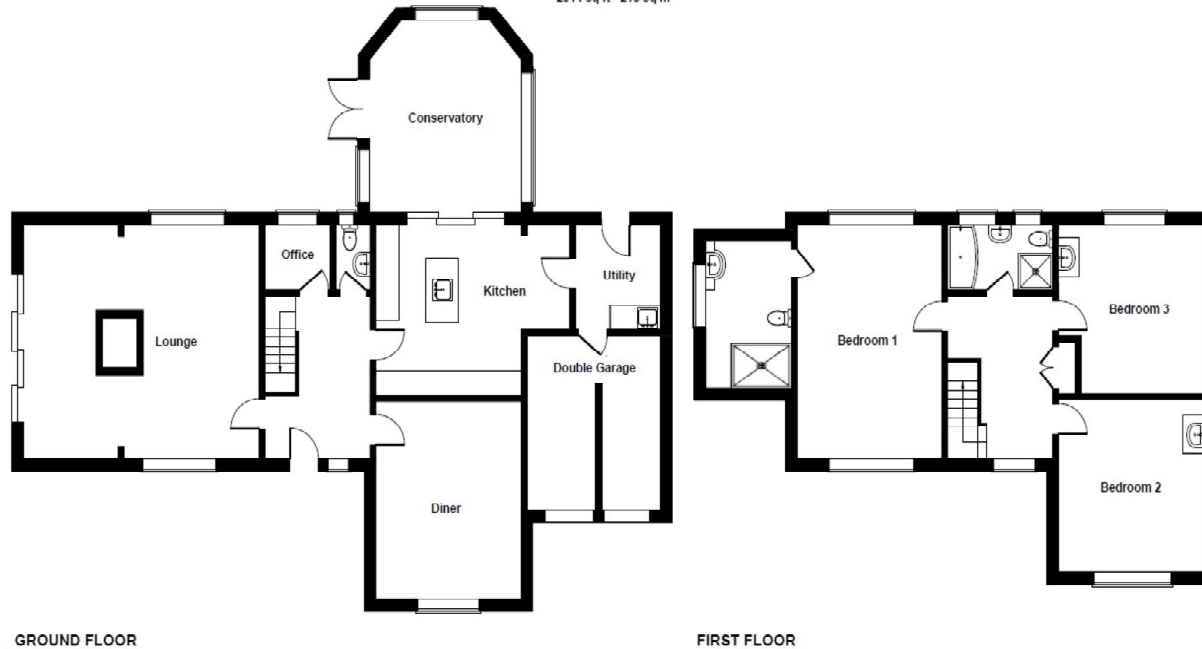
OUTSIDE: Externally, the property is positioned on a generous plot of circa 1/2 an acre. It benefits from a further detached garage measuring 26'7 x 9'8 (8.11 x 2.96). The property also includes its own parcel of ancient woodland which measures approximately 0.2 of an acre.

COUNCIL TAX BAND: G (currently £3826.33 pa) Test Valley Council



Bracken End, Woodlea Way

Approximate Gross Internal Area
2314 sq ft - 215 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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